

Agenda Item: 7.

MEMORANDUM

TO: Programs Projects and Operations Subcommittee
FROM: Terry Schumacher, Land & Water Programs Coordinator
SUBJECT: Review and Recommendation of Bids Received for construction of the Maintenance Shop at the Kramper Lake/Danish Alps State Recreation Area
DATE: March 3, 2015

On February 12, 2015, bids were opened for the construction of the Maintenance Shop at Kramper Lake/Danish Alps Recreation Area Project in Dakota County. A copy of the bid tabulation is attached. Kramper Lake/Danish Alps Recreation Area is a multi-purpose project designed to provide grade stabilization, flood control, and recreation in the Dakota County community.

At the October 9, 2014 Board meeting the Board authorized staff to work with Game & Parks Staff to prepare a final design, advertise for bids and supervise construction of the Maintenance Shop.

The Nebraska Game & Park Engineering Staff designed the Maintenance Shop and reviewed the bids. The attached bid tabulation sheet demonstrates that the apparent low bidder is Hohenstein Construction from Ponca, Nebraska. Hohenstein Construction's base bid which includes Alternate # 3, was in the amount of \$170,932.00 or \$94.96 per square foot.

Alternate #1, is to extend the shop building by 10 feet to be 30 feet by 70 feet (additional 10 feet to the end of the shop building). Hohenstein Construction's Alternate 1 bid is \$15,500.00 or \$51.67 per square foot. The additional 300 square feet of space will allow for more District Operation and Maintenance equipment to be stored out of the elements and provide more space to conduct maintenance and repairs. It is being recommended that Alternate # 2, the pole shed, not be constructed as at this time.

The Engineers estimate for the construction of the Maintenance Shop is \$144,000.00 or \$80.00 per square foot. NG&P Staff reviewed the work history for similar projects and based upon Hohenstein's work history and references conclude that the contractor can successfully construct the Maintenance Shop. Attached for your review is a letter from NG&P Staff recommending that a contract be awarded to Hohenstein Construction.

The Nebraska Game and Parks Commission will administer the construction contract and provide construction inspection services on the project. The NRD will make monthly progress payments to the contractor, following approval by the NG&PC.

The FY 2015 budget includes funds for the construction of the Maintenance Shop.

Management recommends that the Subcommittee recommend to the Board that the General Manager be authorized to execute a Notice of Award letter to the Nebraska Game and Parks Commission authorizing the Commission to enter into and administer a contract with Hohenstein Construction for the construction of a Maintenance Shop at the Kramper Lake/Danish Alps State Recreation Area Project in the bid amount including, Alternates # 1 and # 3, of \$186,432.00.



NEBRASKA GAME and PARKS COMMISSION...Bid Tabulation

**NEW SHOP BUILDING
DANISH ALPS**

**12-Feb-15
PR 14-184**

BIDDER	D. A. Davis Co, Inc. 402 Golf Rd So. Sioux City, NE 68776	Motacek & Sons LLC 25220 Walnut Niobrara NE 68760	Hohenstein Construction 86765 Hwy 9 Ponca NE 68770
BID SECURITY	402-494-2063 5%	402-336-8179 5%	712-281-2700 5%
Base Bid: Completion of a new 30' x 60' shop building, perimeter 6' high chain link fence and finish grading as drawn and specified. LUMP SUM:	\$ 202,000.00	\$ 198,000.00	\$ 170,932.00*
Alternates	Add to Price	Add to Price	Add to Price
Alternate 1: Extend the shop building by 10' to be 30' x 70' (additional 10' to be the shop end of the building) ADD:	\$ 12,575.00	\$ 9,950.00	\$ 15,500.00
Alternate 2: Completion of a new 30' x 49' pole shed as drawn and specified. ADD:	\$ 21,470.00	\$ 28,000.00	\$ 16,000.00
Alternate 3: Completion of a 10' x 20' cover patio. To include roof, concrete slab as drawn and detail on Sheet 1 of 4 plan. ADD:	\$ 7,300.00	\$ 5,300.00	Included in Shop Bid
Days to complete	90		* NOT INCLUDED 6' Perimeter chainlink fence \$13,000.00



Nebraska Game and Parks Commission

2200 N. 33rd St. • P.O. Box 30370 • Lincoln, NE 68503-0370 • Phone: 402-471-0641 • Fax: 402-471-5528

Terry Schumacher
Land & Water Programs Coordinator
Papio-Missouri River NRD
1060 Wilbur St.
Blair, Ne 68008

February 20, 2015

RE: Danish Alps New Shop

Dear, Terry

I have review the Bids for the new shop at Danish Alps Recreation Area. We are going to recommend Hohenstein Construction the low bidder to be awarded the contract for the new shop building.

A handwritten signature in black ink, appearing to read "Jeff Broman". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Jeff Broman
Facility Construction Coordinator II
Nebraska Game and Parks Commission

See You Out There

www.OutdoorNebraska.org

New Shop Danish Alps S.R.A.A.

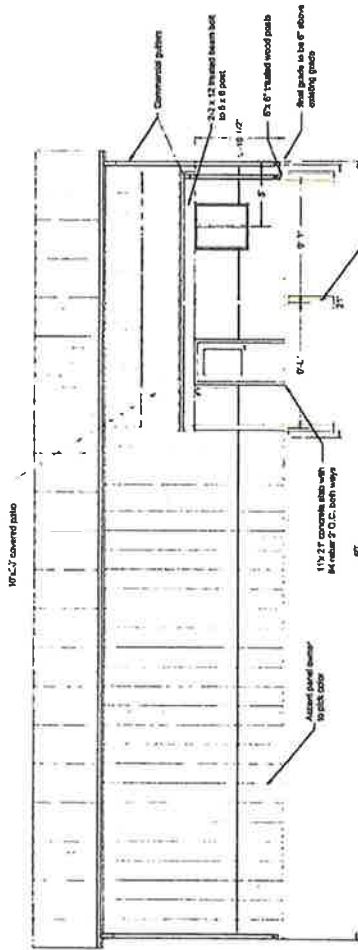


Site Map
No Scale



Nebraska Map
No Scale

Index of Drawings	
Sheet 1 of 4	Location map, Foundation, Deck & Column, Elevation, Details
Sheet 2 of 4	Floor Plan, Elevation, Cross Section
Sheet 3 of 4	Electrical Plan, 2nd Floor Joist Details, Cross Section, Water Heater
Sheet 4 of 4	Security Force Details, Pole Stud, Site Plan



South Elevation
Scale 1/8" = 1'-0"

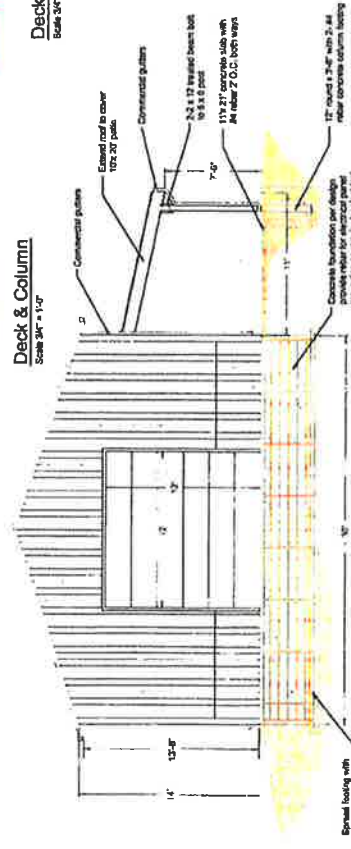
Contractor may use 2 x 4 spacer walls in building. A wood structure from all the exterior walls with an 8' x 2' x 8' beam. Beams floor is design for 120 lb. per sq. ft. (one load)

Permit #22: Completion of a 30' x 48' shop building with perimeter 6" top chord wall, metal roof, and steel framing as shown.
Alternative #1: Extend shop building by 10' to be 40' x 48'
Alternative #2: Completion of a 30' x 48' pole shed as shown.

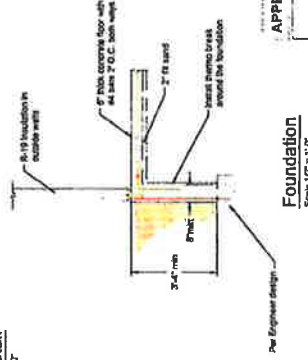


Deck & Column
Scale 3/8" = 1'-0"

Deck Detail
Scale 3/8" = 1'-0"



West Elevation
Scale 1/4" = 1'-0"



Foundation
Scale 1/2" = 1'-0"

APPROVED

PROJECT: NEW SHOP

DESIGNER: MARYANN DANISH ALPS

DATE: _____

PROJECT NUMBER: 1 of 4

NEBRASKA GAME AND PARKS COMMISSION

APPROVED BY: _____

DATE: _____

PROJECT NUMBER: _____

PROJECT NAME: _____

PROJECT LOCATION: _____

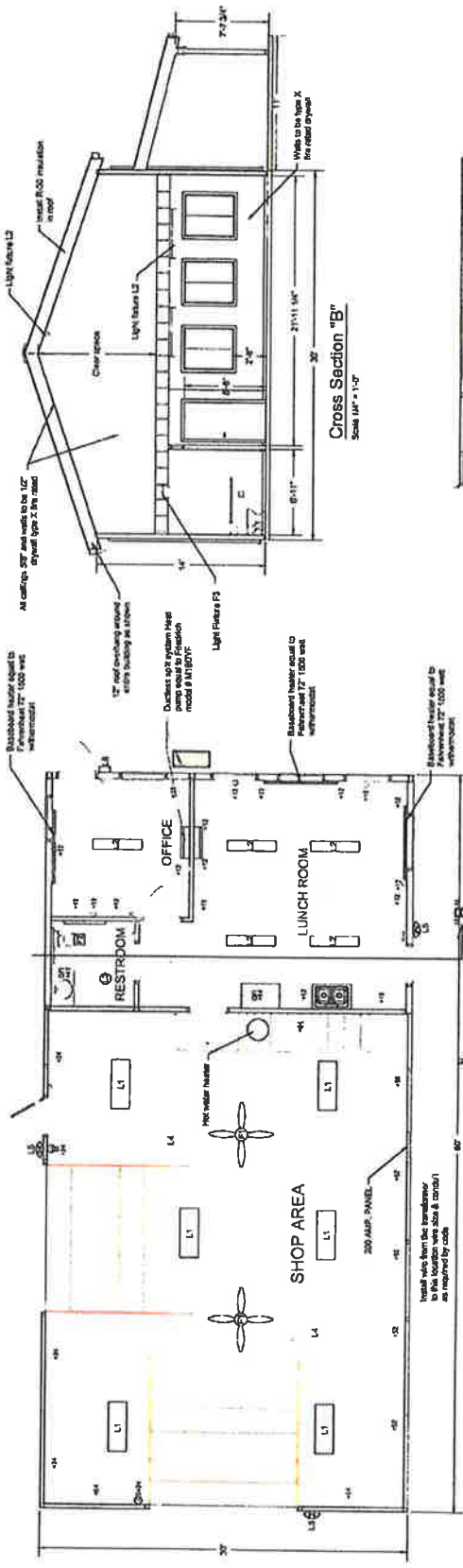
PROJECT TYPE: _____

PROJECT NUMBER: _____

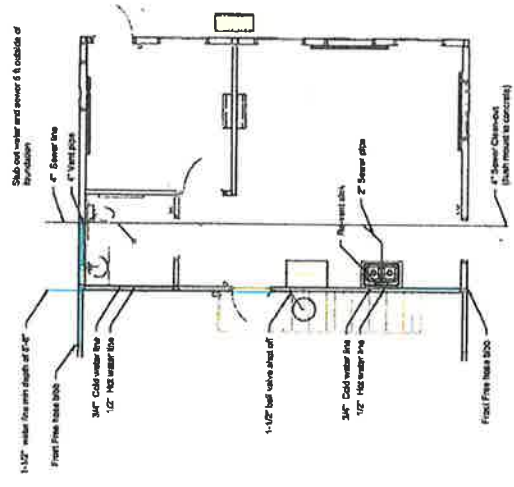
PROJECT NAME: _____

PROJECT LOCATION: _____

PROJECT TYPE: _____



2nd Floor Joists Detail
Scale 1/4" = 1'-0"



ELECTRICAL SCHEDULE

SYMBOL	ITEM	MANUFACTURER	MODEL NUMBER	QUANTITY	UNIT
L1	120V/240V	GENCO	GENCO	6	RECEPT
L2	120V/240V	GENCO	GENCO	6	RECEPT
L3	120V/240V	GENCO	GENCO	6	RECEPT
L4	120V/240V	GENCO	GENCO	6	RECEPT
L5	120V/240V	GENCO	GENCO	6	RECEPT
L6	120V/240V	GENCO	GENCO	6	RECEPT
L7	120V/240V	GENCO	GENCO	6	RECEPT
L8	120V/240V	GENCO	GENCO	6	RECEPT
L9	120V/240V	GENCO	GENCO	6	RECEPT
L10	120V/240V	GENCO	GENCO	6	RECEPT
L11	120V/240V	GENCO	GENCO	6	RECEPT
L12	120V/240V	GENCO	GENCO	6	RECEPT
L13	120V/240V	GENCO	GENCO	6	RECEPT
L14	120V/240V	GENCO	GENCO	6	RECEPT
L15	120V/240V	GENCO	GENCO	6	RECEPT
L16	120V/240V	GENCO	GENCO	6	RECEPT
L17	120V/240V	GENCO	GENCO	6	RECEPT
L18	120V/240V	GENCO	GENCO	6	RECEPT
L19	120V/240V	GENCO	GENCO	6	RECEPT
L20	120V/240V	GENCO	GENCO	6	RECEPT
L21	120V/240V	GENCO	GENCO	6	RECEPT
L22	120V/240V	GENCO	GENCO	6	RECEPT
L23	120V/240V	GENCO	GENCO	6	RECEPT
L24	120V/240V	GENCO	GENCO	6	RECEPT
L25	120V/240V	GENCO	GENCO	6	RECEPT
L26	120V/240V	GENCO	GENCO	6	RECEPT
L27	120V/240V	GENCO	GENCO	6	RECEPT
L28	120V/240V	GENCO	GENCO	6	RECEPT
L29	120V/240V	GENCO	GENCO	6	RECEPT
L30	120V/240V	GENCO	GENCO	6	RECEPT
L31	120V/240V	GENCO	GENCO	6	RECEPT
L32	120V/240V	GENCO	GENCO	6	RECEPT
L33	120V/240V	GENCO	GENCO	6	RECEPT
L34	120V/240V	GENCO	GENCO	6	RECEPT
L35	120V/240V	GENCO	GENCO	6	RECEPT
L36	120V/240V	GENCO	GENCO	6	RECEPT
L37	120V/240V	GENCO	GENCO	6	RECEPT
L38	120V/240V	GENCO	GENCO	6	RECEPT
L39	120V/240V	GENCO	GENCO	6	RECEPT
L40	120V/240V	GENCO	GENCO	6	RECEPT
L41	120V/240V	GENCO	GENCO	6	RECEPT
L42	120V/240V	GENCO	GENCO	6	RECEPT
L43	120V/240V	GENCO	GENCO	6	RECEPT
L44	120V/240V	GENCO	GENCO	6	RECEPT
L45	120V/240V	GENCO	GENCO	6	RECEPT
L46	120V/240V	GENCO	GENCO	6	RECEPT
L47	120V/240V	GENCO	GENCO	6	RECEPT
L48	120V/240V	GENCO	GENCO	6	RECEPT
L49	120V/240V	GENCO	GENCO	6	RECEPT
L50	120V/240V	GENCO	GENCO	6	RECEPT

NEBRASKA GAME AND PARKS COMMISSION

PROJECT: NEW SHOP

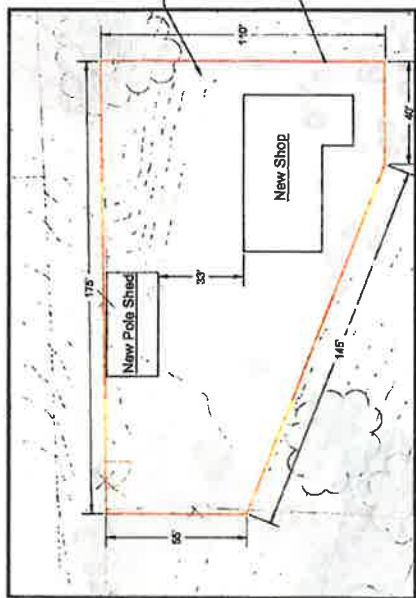
LOCATION: DUNSMITH ALPS

DESIGNED BY: [Firm Name]

DATE: [Date]

SCALE: 1/4" = 1'-0"

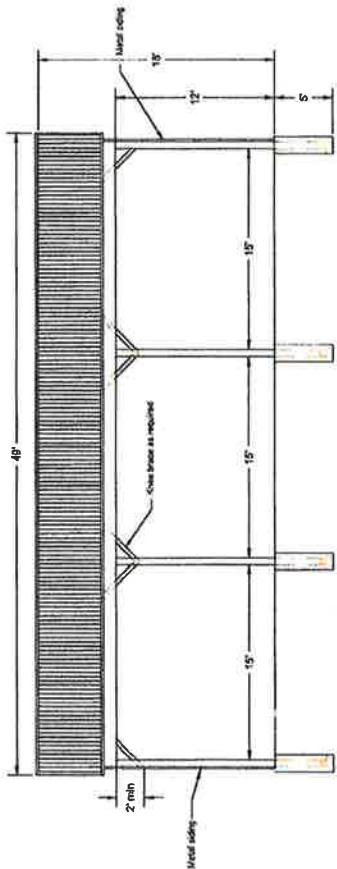
SHEET NUMBER: 3 of 4



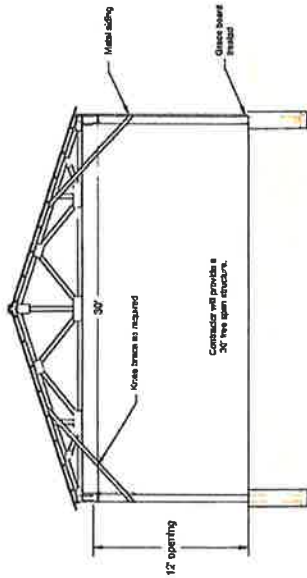
Site Plan View
Scale 1" = 50'

Contractor will be required to contact diggers hot line before work can proceed.
Contractor will verify any change in water lines, electrical lines if they have been moved properly prior to the start of construction and are during during construction.
Contractor will be required to notify owners on any line severing construction of fence.

ESTIMATED QUANTITIES	SCALE	REVISIONS
5' CHAIN LINK FENCE W/ 3 STRAND BARBED WIRE	1:1	
24" DOUBLE RING GATE W/ 3 STRAND BARBED WIRE	1:1	

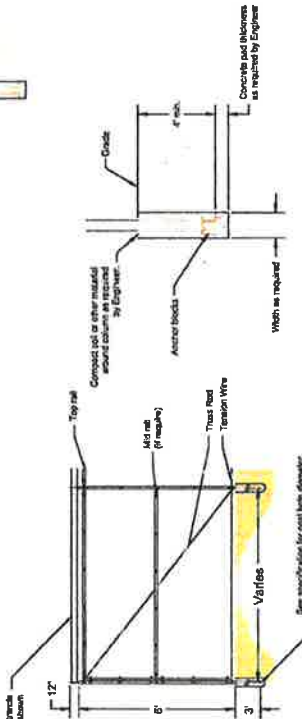


Pole Shed Detail (Alternate Bid)
No Scale

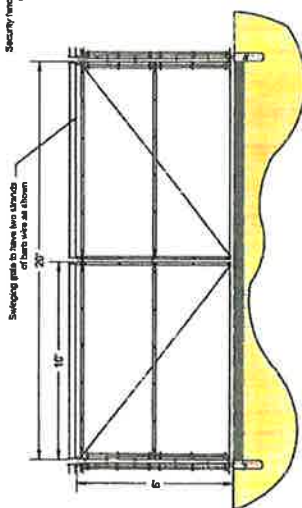


Cross Section Detail
No Scale

New shed building and pole shed will require a full set of shop drawings with foundation design. All drawings shall be stamped and signed by a Licensed Engineer in the State of Nebraska.



Fencing Details
No Scale



Gate Profile View
No Scale

PROJECT NUMBER		PROJECT WITH NO. 100		PERMANENT NUMBER	
4		of 4			
NEBRASKA GAME AND PARKS COMMISSION					
LOCATION		GAMMA ALPHA		ESTABLISHED BY J. H. HANCOCK 1911	
DESIGNED BY		J. H. HANCOCK		DRAWN BY	
				J. H. HANCOCK	